

**COLUMBUS PLAN COMMISSION MEETING
JULY 6TH, 2005 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Pat Zeigler, Steve Ruble, Rick Colgazier, Dave Bonnell, Joan Tupin-Crites, John Hatter, Rob Kittle and Tom Finke, (County Plan Commission Liaison).

Members Absent: John DeLap, Tom King and Jack Heaton.

Staff Present: Jeff Bergman, Laura Thayer, Sondra Bohn, Heather Pope, Thom Weintraut, Tiffany Strait and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the June 1, 2005 meeting.

Motion: Ms. Zeigler made a motion to approve the June 1, 2005 minutes. Mr. Bonnell seconded the motion and it carried unanimously with a voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

PUDF-05-02: Wal-Mart Super Center – is a request by Wal-Mart Real Estate Business Trust to approve a Detailed Final PUD Plan, for a property of approximately 20.02 acres (Lots 3A and 3B in Columbus Crossing Subdivision), currently zoned PUD, to construct a 203,819 square foot super center, associated parking, landscaping, lighting, other infrastructure. The property is located on the southeast corner of Merchants Mile and Carr Hill Road, Columbus, IN.

Ms. Pope presented the staff report on this request.

Mr. Jeff Rocker, Attorney, Lisa Chastain, Architect for PH Architecture & Engineering, Phil Warrenburg, R.L.A., with Weihe Engineers, Inc., L.B. Johnson representative of Wal Mart, Steve Mains, Real Estate Broker, Russ Koeing, District Manager for Wal Mart and E.R. Gray with E.R. Gray & Associates represented the petitioners.

Mr. Rocker stated it was his opinion that most issues with this request will be addressed with the plans that are submitted at this meeting.

Ms. Lisa Chastain stated that this Wal Mart was a custom designed building for Columbus. She said this building has not been constructed or proposed anywhere else. She stated that this was a specific proposal and was designed with the existing architecture of Columbus in mind. Ms. Chastain showed a slide presentation of the proposed request. She stated that live plant material will be incorporated into the design of the trellis. She stated that the customized designed trellis would have planter units at the base for growing live material. This live plant material will extend upwards on the trellis to provide some green element toward the middle range of the height of the building. Ms. Chastain stated the trellis was all metal and finished with durable paint that will last for many years.

Ms. Chastain stated some new architectural elements have been added to the Garden Center. She stated this provides unique material choice for the building. Ms. Chastain stated there are metal lighting sconces so with a night view this provides some lighting at the front of the building. She stated there are street lampposts at pedestrian scale along the front of the building.

Ms. Chastain stated that the pedestrian area has the trellis element, the streetscape lighting, extensive landscaping, benches and trash receptacles for customers.

Ms. Chastain stated that there were several materials on the building. They are very high quality that will stand over time. The main wall is a concrete masonry unit that is commonly used in this scale of construction. She stated that it has both a split face and a smooth face finish that will be used. The other material is quick brick. The next material is EIFS, which is shown at the entrance to the building over the doors and in the garden center. The last item is a decorative metal panel, which is one of the new materials on the market.

Ms. Chastain stated there had been numerous sight line studies done for this project. These address the roof top units that are on top of the building. She stated the two sides of the building are being shown along with the front view and you cannot see the room top units. These are not visible at all. Ms. Chastain showed different slides in presenting that the roof top units could not be seen by a pedestrian or from a vehicle approaching the site from various directions.

Ms. Chastain stated the next issue was signage. She stated that the two signs proposed are store identity signs that say it is a Wal Mart Super Center. These two signs are a total of 229 square feet. She stated that other signs proposed are directional signage and these signs identify the Garden Center, Tire and Lube Express, Food Center and Retail Center. All the signs that are being proposed are white, except for the Super Center sign. She stated these signs are directing customers where to park if they are going to a certain location in the store. The total proposed directional signage is 210 square feet.

Ms. Chastain stated that another item was addressing the tenant signs. She stated that because they did not know who the tenants would be Wal Mart is showing a rough square footage of 20 square feet per sign for a maximum of 40 square feet signage total for tenant space.

Ms. Chastain stated the two different landscaping images were from the northwest corner of the site. This is the entrance to the Wal Mart site and this view shows the project with trees depicted, as they would be at planting. She stated that the next picture shows the exact same images of the plantings at their approximate size after 10 plus years of growth.

Ms. Chastain stated that Wal Mart would join the other tenants on the existing pylon sign and that signage would total 96 square feet.

Mr. Rocker stated that Phil Warrenburn would be discussing the site plan issues and all questions would be addressed the end of the presentation.

Mr. Warrenburg showed an overall view of the site. He stated that Wal Mart is located on east side of the existing Mennard's. Mr. Warrenburg stated that there are two driveway cuts off Merchants Mile and two driveway cuts off Carr Hill Road. He stated that the pharmacy would have a drive thru. Mr. Warrenburn stated that one of the features at the new store is they are

planning to put in a bus stop and shelter. This will be located adjacent to Carr Hill Road and perhaps would have access to Mennard's as well. Along this same area is the Garden Center and bulk pick up for materials purchased in this area. Along the backside is there is extensive screening and a large pond. He stated there would be storage for the recycling and it would be enclosed with masonry fencing for enclosure. He stated the dock walls are masonry that screens the trucks. Mr. Warrenburg stated there would be large container storage units that would be used for lay a way at Christmas time in this area. A ten-foot masonry wall will be installed to screen them from all directions.

Mr. Fisher asked about access to the site. He stated there are two from the north side and two from the west side but none from east side. Mr. Warrenburg stated that was correct. Mr. Fisher asked if the access to the drive up pharmacy is gained by coming through the parking lot or along the front of store and then circling up to the drive up window. Mr. Warrenburg stated yes. Mr. Fisher asked about access to the storage area at the southeast corner of the property, would customers be going to that area to pick up things. Mr. Warrenburg stated no, that area is strictly a storage area and would be enclosed.

Ms. Zeigler asked about the landscaping on the north side of the building and if the 3 inch caliber trees required by the Front Door Committee have been addressed on the plan. Mr. Warrenburg stated that adjacent to the building a larger caliber tree was proposed. Mr. Rocker stated that the comments made by the Front Door were addressed.

Mr. Warrenburg stated that to accommodate a streetscape plan for this building they were introducing a pedestrian area. He stated that they had allowed for this across the front of the store at the entrances. He stated they have incorporated street trees, ornamental crab trees, benches, bicycle racks, and the bus shelter and cart corral, which then ties into a sidewalk. He stated that they had incorporated custom-made lighting to be installed.

Mr. Warrenburg stated that they were proposing an experimental use of some artificial turf. He stated that this is new technology. He stated many parks are using this because of the maintenance that is required. He stated this had not been done before on this large of a scale and if it does not work, it would be replaced by sod.

Mr. Fisher asked if the turf would be used everywhere. Mr. Warrenburg stated that it would only be installed flush on the north side of the building. He said it would be very limited in use.

Mr. Colglazier asked if the prescription drive up was on the east side of the building. Mr. Warrenburg stated yes. Mr. Colglazier asked if there was an access to the building from this side. Mr. Warrenburg stated that this was for picking up prescriptions only. He stated there was adequate room to maneuver and turn around at this area even with a large vehicle.

Ms. Zeigler asked if the artificial turf was being used only in the main entrance. Mr. Warrenburg stated yes and the turf would be located around some of the trees. Mr. Warrenburg stated that in using the turf they would not be using chemicals and, there are no issues with weeds and or pests He stated it would be flush with the concrete. Mr. Ruble asked what kind of base this would sit on. Mr. Warrenburg stated it would go on a stone base. Mr. Warrenburg stated he had never used this before and had not seen it installed anywhere. Mr. Warrenburg said there were various types of artificial turf that can be used.

Mr. Rocker stated that he wanted to address the issues listed on the staff report:

Compactor Enclosure

Mr. Rocker stated that the compactor enclosure would have an ornamental fence around it and behind that fence would be a mesh covering. Ms. Chastain stated that this was a good visual screen and the color is actually pre-finished before it arrives at the site. She stated this screening has been proposed for the garden center as well as for the gates on the compactors.

Signage

Mr. Rocker stated that the directional signage is intended to direct the traffic with ease and provide safety for the customers, as opposed to advertising. Mr. Fisher stated that the one sign stating where the Tire, Oil and Lube Express was located actually stood out more than the rest. Mr. Rocker stated this site was over 200,000 square feet and these signs were needed to provide direction to the different areas of the store. Ms. Chastain stated that an entire architectural feature was designed around this particular sign. Mr. Bergman stated that the City did not regulate sign content. He stated the site is allowed 495 square feet of signage on the building. There is a maximum allowed of two signs per façade and not more than five signs total. Mr. Bergman stated that if you count the 229 square feet that is the Wal Mart Super Center sign in the middle, the 66 square feet that is the Tire, Oil & Lube sign, the 96 square feet that is located on the pylon sign and the 55.65 that is on the Tire, Oil & Lube sign on the other side of the building, that would still leaves 48.3 square feet of signage allowed on the building, regardless of what is considered a directional sign. He stated that Wal Mart with this preliminary PUD would be allowed to have the area where it says Tire and Lube Express with the arrow as a sign allowed under their sign package. He stated the discussion should focus on the number of signs that would be allowed. Mr. Bergman stated that two signs per façade are allowed and there are five proposed. He stated that it should be determined if the three signs located above the entrances are directional signs. Ms. Zeigler stated she liked the Tire, Oil and Lube Express sign, as it would be helpful for the senior population.

Mr. Kittle asked if staff's interpretation was that these three signs met the definition of directional signs. Mr. Bergman stated the Zoning Ordinance definition of directional signs was the typical small signs found at the entrances and exits to a bank or a fast food restaurant. He stated that the staff does not have any objection to the signs over the doors as they *have* been proposed. He stated the Plan Commission has the ability to define directional signs.

Outdoor Storage and Sales

Mr. Rocker stated they are not proposing a parking lot sales area and if anything like this were proposed, they would need future approval from the Plan Commission. Mr. Bergman asked if there would be anything for sale outdoors such as soda machines, picnic tables, etc in front of the building or the enclosed garden center area. Mr. Warrenburn stated that when they were developing the streetscape there had been discussion that there might be some sales in this area. Mr. Rocker stated the soda machine would be in the entryway. Mr. Fisher asked if there were pedestrian sales planned in this area. He stated that he would prefer that they remain inside the store. Mr. Rocker stated there was nothing presented to the Board regarding sales in this area. He stated that if any outside sales were planned in the pedestrian area this issue would have to come back before the Commission and prior to this approval nothing would be allowed. Mr. Bergman stated they could apply for a minor modification, which would be passed on to the Plan Commission.

Tenant Signs

Mr. Bergman stated Plan Commission should specify where and to what extent tenant signs would be permitted on the building. Mr. Bergman stated it would be reasonable and

appropriate to discuss maximum number of square feet allowed for tenant signs. Ms. Chastain stated they were proposing two signs total for the tenants with each one being 20 square feet in size. Mr. Fisher stated that it would be difficult for Wal Mart to attract a tenant without appropriate signage for identification on the outside of the building.

Cart/Storage Enclosures

Mr. Rocker stated that in the cart storage area the screening originally proposed was landscaping materials, however they could use the same specs the Columbus Transit Authority uses for their bus shelters. Mr. Warrenburn stated that they would do whatever was requested for the shelter. Mr. Bergman stated that next to the bus shelter there should be a concrete pad where one of the metal cart corrals would be placed. Mr. Bergman stated that staff would recommend a three to four foot tall CMU wall enclosure would match the exterior of the building.

Artificial Turf

Mr. Rocker stated there had already been much discussion regarding the artificial turf. Mr. Bergman stated if there was a need for this artificial turf, it would be better for the City to place the burden of the experiment on Wal Mart and select one area on the site. Ms. Tupin-Crites stated she was not in favor of the artificial turf. Ms. Zeigler stated she was in favor of the experiment.

Appearance from I-65

Mr. Rocker stated the building could not be seen from I-65 due to the distance. He showed an alternate view.

Lighting

Mr. Rocker stated that the photometric lighting plan is being revised and stated that they understood the requirements and this condition would be met.

Flood Hazard Area

Mr. Rocker stated the special flood hazard is now indicated on the site plan.

Building Height

Mr. Rocker stated the height of the building is indicated on the site plan on the front elevations. Mr. Bergman asked what the height of the building was. Ms. Chastain stated that at the highest point it was 35 feet, 4 inches.

Vehicle Stacking

Mr. Rocker stated that the drive-thru stacking spaces the lanes were 12 feet wide, in excess of the 10-foot requirement. He stated that the Tire & Lube lanes are the same dimensions and are employee controlled areas.

Temporary Containers Screening

Mr. Rocker stated that the wall that is being proposed to conceal the temporary seasonal sales containers has been extended so it is parallel with the eastern border of the building. He stated that it would appear the wall would blend into the building. Mr. Kittle asked what would be placed in these containers. Mr. Rocker stated that they would be used for Christmas items that would be placed in lay-away at the store. Mr. Warrenburg stated they are metal tractor-trailers that come in different lengths and are approximately 8 feet tall. He stated that the wall would completely screen them from sight.

Bus Shelter

Mr. Rocker stated that the bus shelter would meet the applicable requirements of Columbus Transit. He said that was noted on the site plan.

Administrative Subdivision

Mr. Rocker stated that E.R. Gary & Associates have prepared an Administrative Subdivision vacating the lot line between lots 3A & 3B to create one lot.

Right-of-Way Pavement

Mr. Warrenburg stated that the pavement section for construction in right-of-way would be addressed in the final construction set of plans and the City Engineer would sign off on those plans. Mr. Ruble stated that this had been done in the past and if the Plan Commission were comfortable, he would do the same with this request.

Street Trees

Mr. Rocker stated they were replacing the 14 street trees that are being removed from Carr Hill Road and approximately 6 street trees are being replaced along Merchants Mile.

Parking Spaces

Mr. Rocker stated that the cart corrals were not counted as parking spaces. Ms. Chastain stated that there was 40,000 square feet of non-retail space, so if this were factored in they will meet the parking requirements.

Building Elevation

Mr. Rocker stated that the building elevation noted in the staff recommendation has been corrected.

Multi-Tenant Sign

Mr. Rocker stated that the size of multi-tenant sign has been provided, which is 20 square feet per sign, for a total of 40 square feet total.

Mechanical Unit Screening

Mr. Rocker stated that Ms. Chastain had discussed the mechanical units. Mr. Bergman stated that on the south side of the building there was only a diagram where someone was standing in the landscaping which is only 50 feet away. Mr. Bergman asked if there had been an analysis of what the roof top units look like from the other side of the pond or from Carr Hill Road at the entrance to Charwood. Mr. Rocker stated the pond was a significant barrier and on that side of the pond when the sites were developed, they were built on a pad. He stated that from The Orchard you would be able to see the roof top units, but from the road, you could not. Mr. Warrenburn stated that the roof top units would be the same color as the roof. Mr. Ruble expressed concern about the view from Morgan Willow Trace beyond the pond. Mr. Rocker stated you could not see the detention pond from the street. Mr. Bergman stated that this type of exhibit needs to be provided the Plan Commission can decide what to do with this information.

Fire Hydrant Symbol

Mr. Rocker stated that the fire hydrant symbol had been corrected.

Street Lights

Mr. Rocker stated that a plan for relocation of the streetlights is being prepared for the City Engineer's Office.

Mr. Fisher stated that point 5 had not been addressed. Mr. Rocker stated that the preliminary PUD indicates that the material shall be brick or equivalent materials. He stated the front part of the building at Mennard's is partially quick brick, partially wood privacy fence, and partially aluminum siding. The Centa Building is partially glass and EIFS, which is a stucco material. He stated what they are proposing is quick-brick and CMU with EIFS used as accent material. He stated they wanted to design something architecturally appealing and the mix of these materials fit that description.

Mr. Ruble stated he would like to discuss the interdepartmental review for the City Engineer's Office. Mr. Rocker stated that the Title Page Detail Page have been updated for review. Mr. Warrenburg stated that they would send a written "Wal-Mart" Standard Site Work Specifications to the City Engineer's Office. Mr. Ruble asked what design vehicle had been used for the wheel paths for semis entering and exiting the dock areas. Mr. Warrenburg stated it was a full size 65-foot semi. Mr. Warrenburg stated that all Engineers' comments would be addressed in the final construction plans. Mr. Ruble required an island at the south end of the western most parking lot aisle to reduce conflicts at the main drive. Mr. Ruble stated that placing an island at this point would reduce the number of vehicular conflicts at that intersection and the intersection within the public street. Mr. Warrenburg stated the island would be added

Mr. Rocker stated there had been discussion about whether the bus stop should be on the side of the drive that is shown or whether it should abut the building across the drive. He stated in their assessment of the traffic it is best at its current location. Mr. Warrenburg stated that he and Mr. Ruble had agreed to disagree on this issue. He stated that the proposal was to travel down Carr Hill Road, pull over against the right-of-way, which also connects to the sidewalk system. He stated there are the bus shelter and a cart trail area. Mr. Ruble stated that having it on the same side as the store itself prevented people using the shelter from having to cross a traffic aisle to get to the store. He stated he wanted to bring this up as a discussion item. Ms. Zeigler stated she preferred the bus stop where it is now located. Mr. Colglazier asked if there had been conversation with the staff regarding the sidewalk system. Mr. Bergman stated that there was discussion about sidewalks. A sidewalk commitment was made at the time of the preliminary PUD approval and that they have been installed. He stated that the appropriate time to discuss sidewalks was when the subdivision was established

Mr. Fisher opened the meeting to the public.

Ms. Susan Hires expressed concern about the location of the pharmacy and the garden center. She stated that the Comprehensive Plan does not endorse a Wal Mart at this site. She expressed concerns about lighting, trees and air pollution. Ms. Hires ask if Wal Mart had considered locating near the Edinburgh Outlet Mall.

Mr. Kurt Aton stated it was his opinion that outside sales should be permitted at this Wal Mart site. He stated more information was needed on the artificial turf. Mr. Aton stated he was in favor of this request.

Mr. Eric Hayes spoke in favor of the request.

Mr. Fisher closed the meeting to the public

Mr. Ruble stated that 20,000 to 30,000 vehicles travel southbound on State Road 46 West out of town each day. When the area was subdivided as part of the Columbus Crossing Subdivision, the infrastructure was put in place at that time to accommodate full development of this area. He stated that currently State Road 46 West is providing high levels of service. He stated that it was his belief that there was infrastructure to accommodate this development.

Mr. Rocker stated they would be replacing a number of dead trees that had been planted by Mennard's.

Mr. Bonnell asked if the signage requested complied with the ordinance. Mr. Bergman stated if the three signs, to be located at the east entrance, were allowed as directional signs they were within the amount and number that was allowed. Mr. Kittle asked if that included the tenant's signs. Mr. Bergman stated yes.

Mr. Bonnell expressed concern about the sight lines for the roof- tops units from Carr Hill Road and Morgan Willow Trace. He stated those were the areas he would like the sight lines to show.

Mr. Bergman stated that this is not the first time this site has been before the Plan Commission for some type of approval. He stated that when the Columbus Crossing PUD was approved some of the issues that had been referred to at this meeting had been addressed. He stated this site has been rezoned for this type of development, which is big box retail business. Mr. Bergman stated it was important to pay reasonable regard to the Comprehensive Plan in terms of the site design features of this site. He stated that the determination has already been that this is a suitable site.

Mr. Bergman stated that staff is recommending approval subject to the following conditions: (1.) All items that the applicant has agreed to during the meeting. (2.) The rooftop units will be screened from view from the east-west portion on the opposite side of the detention pond. (3.) No outdoor sales of any type occur without approval from the Plan Commission. (4.) The cart storage area at the bus shelter is screened by a three or four foot tall wall of CMU matching the exterior of the building. (5) The artificial turf is allowed as a 10x10 square foot test area with living plant material in all other locations. (6.) A photometric lighting plan consistent with the preliminary PUD is provided. (7.) All engineering comments are to be addressed. (8.) The three signs above the entrance are to be considered directional signs. (9.) The two tenants signs will be allowed as presented.

Ms. Zeigler made a motion to approve this request subject to the conditions listed by Mr. Bergman. Mr. Bonnell seconded the motion and it carried with a vote of 7-1 with Mr. Colgazier being the nay vote.

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-05-8: R&M WAREHOUSE- is a request by Thomas G. and Mary E. Aton to rezone a property of approximately 11.84 acres from R-6 (Multi-Family Residential) to B-5 (General Business). The property is located on the northeast corner of State Street and Marr Road in The City of Columbus.

Ms. Laura Thayer presented the staff report on this request.

Mr. Jeff Washburn, Attorney and Mr. Tom Aton represented the petitioners.

Mr. Washburn stated that there are several commercial businesses located in this area. Mr. Washburn stated that they would like to change the current zoning from R-6 to B-5. He stated he had met with staff about the restrictions that could be placed on this rezoning and the applicant is in agreement with staff's recommendations.

Mr. Kittle asked if access would be from State Street. Mr. Washburn stated yes. Mr. Kittle asked the set back for any new buildings on State Street. Mr. Bergman stated it was 100 feet from the center of State Street.

Mr. Bergman stated that the current zoning ordinance was written at a time when self-storage was a foreign concept and there was not the demand for this type of storage in these types of facilities. He stated where the ordinance states that a warehouse is permitted self-storage has also been permitted. He stated this would be addressed when the new Zoning Ordinance is updated.

Ms. Zeigler asked about the landscaping for the property. Mr. Bergman stated a Type A Buffer would be required between the commercial and residential areas. She asked if anything else would be required. Mr. Bergman stated that anything else that is required by the Zoning Ordinance would apply. Ms. Zeigler asked what is required, specifically in the front of the buildings along the highway. Ms. Pope stated that 25% of the landscaping points would be required along State Street and stated at this time the points were not known.

Ms. Tupin-Crites asked if sidewalks would be required. Ms. Thayer stated that as part of the subdivision process sidewalks would be addressed.

Mr. Ruble asked whether storage of automobiles would be allowed. Some discussion was held regarding the commitment relating to on-site storage of automobiles and other vehicles.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Fisher asked if the driveway should be in line with Repp Drive across State Street. Mr. Ruble stated there would be an advantage for the drive to be located there and that will be encouraged during the site plan review.

Mr. Bergman referenced the five criteria that were required for a rezoning. He stated they were the Comprehensive Plan, the current conditions and character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, and the conservation of property values throughout the jurisdiction of the City of Columbus and responsible growth and development.

Mr. Bergman stated that each of the criteria has been met and would recommend sending a favorable recommendation to the City Council with the following conditions:

1. If a fence is used as a screen between the subject property and the residential neighborhood to the east, the non-structural side shall face east, and the landscaping

- shall be provided on the east side of the fence.
2. The following uses shall be prohibited:
 - a) Sales, rental, servicing, and outdoor storage of automobiles, campers, recreational vehicles, Type I and II manufactured homes and boats.
 - b) Distribution and supply uses, including machinery and farm implement sales and services, fuel and ice sales, industrial laundry and dry cleaning plants, building and lumber supply outlets.
 - c) Contractors and construction yards, coal yards, cemetery monuments and tombstones, including engraving.
 - d) Automobile service uses, including major body repairs, painting and tire retreading, and the dismantling or wrecking of vehicles or the outdoor storage of inoperable or damaged vehicles.
 - e) Trade shops, including sheet metal, upholstery, electrical, and plumbing, plastics, Venetian blind, cabinet making, carpentry, sign fabricating, and painting.
 - f) Truck stops, highway maintenance shops and yards.
 - g) Railroad or other mass transportation rights-of-way and track age, including passenger stations, shelter stations and layover areas for transit vehicles and off-street parking facilities.
 - h) Taverns and nightclubs.
 3. Outdoor lighting shall use 90 degree cut-off fixtures, with poles no higher than 25 feet above grade.
 4. All storage shall be within enclosed buildings; except that outdoor storage of materials or products shall be enclosed within a 100 percent opaque screen.
 5. The primary material of all building facades facing Marr Road and/or State Street shall be brick, native stone, split-face concrete block, or other similar material.
 6. Mechanical equipment on roofs shall be screened from view of public streets.

Mr. Ruble made a motion to forward this request to the City Council with a favorable recommendation subject to the conditions listed by Mr. Bergman. Mr. Colglazier seconded the motion and it carried with a vote of 8-0.

DISCUSSION ITEMS

Mr. Bergman stated that the Columbus Municipal Airport would be giving a presentation of the Land Development Plan that has been drafted to encourage compatible land use and development at the airport. He stated that the results of this study and the comments from the members of the Plan Commission would provide input that could be incorporated into how future zoning of this property is considered.

Ms. Nancy Warren, President of the Columbus Board of Aviation, Brad Hurt, Daniel Orcitt and Susan M. Schalk, President of Aerofinity Inc. made the presentation.

Ms. Warren stated that Susan Schalk was a key person in the development of the existing Master Airport Plan. She stated that it was very important that the new plan be a valuable tool in development of this land.

Ms. Schalk stated that the City of Columbus is unique and that is due partially to the strong corporate environment and that the airport plays a key role in making that successful. She stated it is recommended that the Airport build on its success and identity individual development areas by their desired character.

Mr. Bergman stated that the zoning ordinance and subdivision control ordinance do apply to the Airport property. He stated the Airport Board had met with staff for suggestions. He stated the current zoning needs to be improved in this area.

Mr. Ruble asked if there will be curbs, gutters and sidewalks installed for the new streets and will there be any improvements made on the existing streets. Ms. Schalk stated that they would be looking for funds for reconstruction to accomplish this goal in the future. She stated there would have to be a process of development for this to occur.

Ms. Zeigler stated she was present when the original plan was developed. She stated she was pleased with the plan that was presented at this meeting. Ms. Zeigler expressed concern that there was a need for a commercial service area in the airport to serve the users and the adjoining neighborhood. Mr. Orcitt stated he saw a core developing around the Educational/Life Sciences Center or Middle Road for this kind of services.

Mr. Fisher asked if there was a marketing effort for the Board to attract a certain kind of business to this area. Ms. Warren stated that was part of the local economical development efforts.

ADJOURNMENT: 8:40 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary